

5.1 GOALS AND OBJECTIVES

While the scope of these urban design guidelines is limited to those design elements that occur within the public right-of-way, it is clear that many other factors combine to form what is “urban”. Other factors which influence the effectiveness of these guidelines are the quality of the surrounding building designs, the quality of mass transportation, the distribution of other public open spaces, and the relationship to the surrounding streetscape designs, landscape, and pedestrian connections. These guidelines should not only be used for the specific corridors identified, but also as a template for extending these concepts to the surrounding neighborhoods.

Based on input and discussion with the Steering Committee and Stakeholders in the area, the following goals form the basis for these guidelines:

- I. Promote pedestrian activity, mobility, and accessibility through the corridor and connecting to the existing mass transportation opportunities.
- II. Preserve, protect, and enhance the historical, cultural, and geographical qualities of the neighborhood.
- III. Enhance the visual aspect of the corridors by the incorporation of specific urban design elements missing from the corridor, or by upgrading and updating existing features or elements.

5.2 TYPICAL STREETSCAPE DESIGN SECTIONS

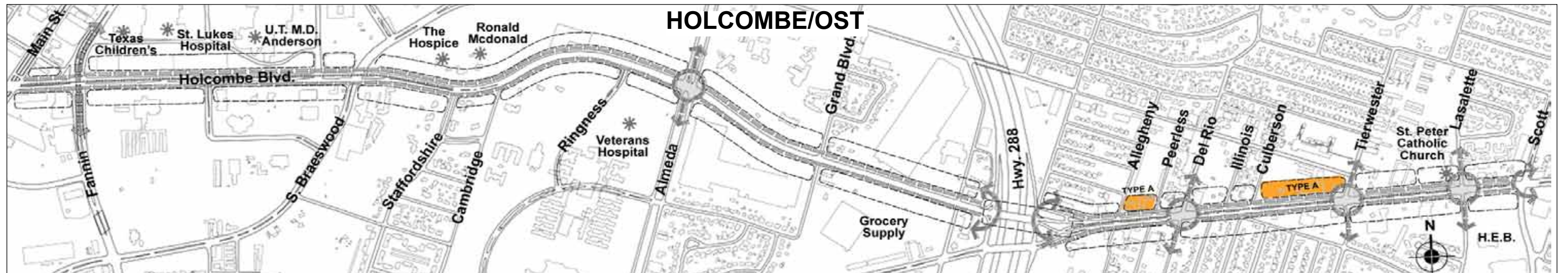
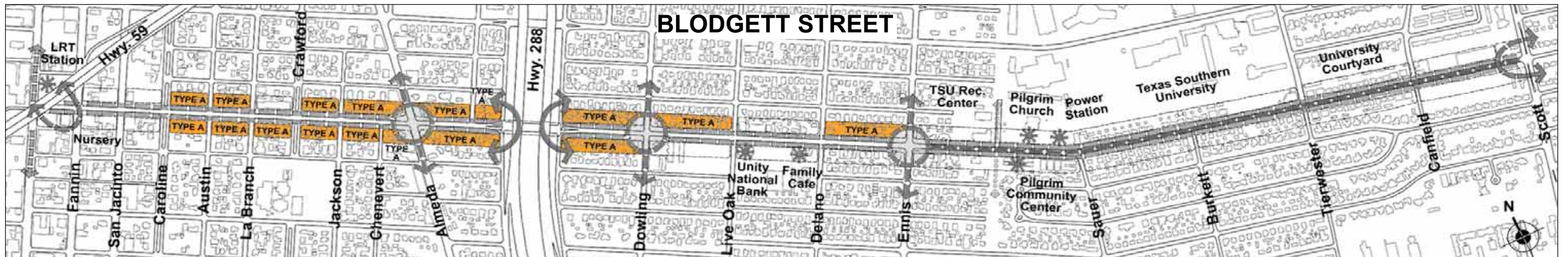
Based upon the landscape development analysis diagrams, various streetscape design types were developed to address the specific needs of the varying conditions along the corridors. An important aspect of ‘good’ urban design is the quality of the building enclosures which help to define ‘urban space’. The effectiveness of the urban design depends on how the various elements are organized and their relationship to the building footprint. Each of these typical streetscape designs seeks to reflect the specific conditions existing along the corridor, as well as additional design elements needed to create an effective urban design.

5.3 TYPE A: RESIDENTIAL STREETSCAPE EDGE**Existing Conditions:**

- I. Predominant land use is single-family residential.
- II. Existing 4'-5' wide sidewalks with greenspace at curb.
- III. Single-family residential homes front on side streets or directly into the Corridor.

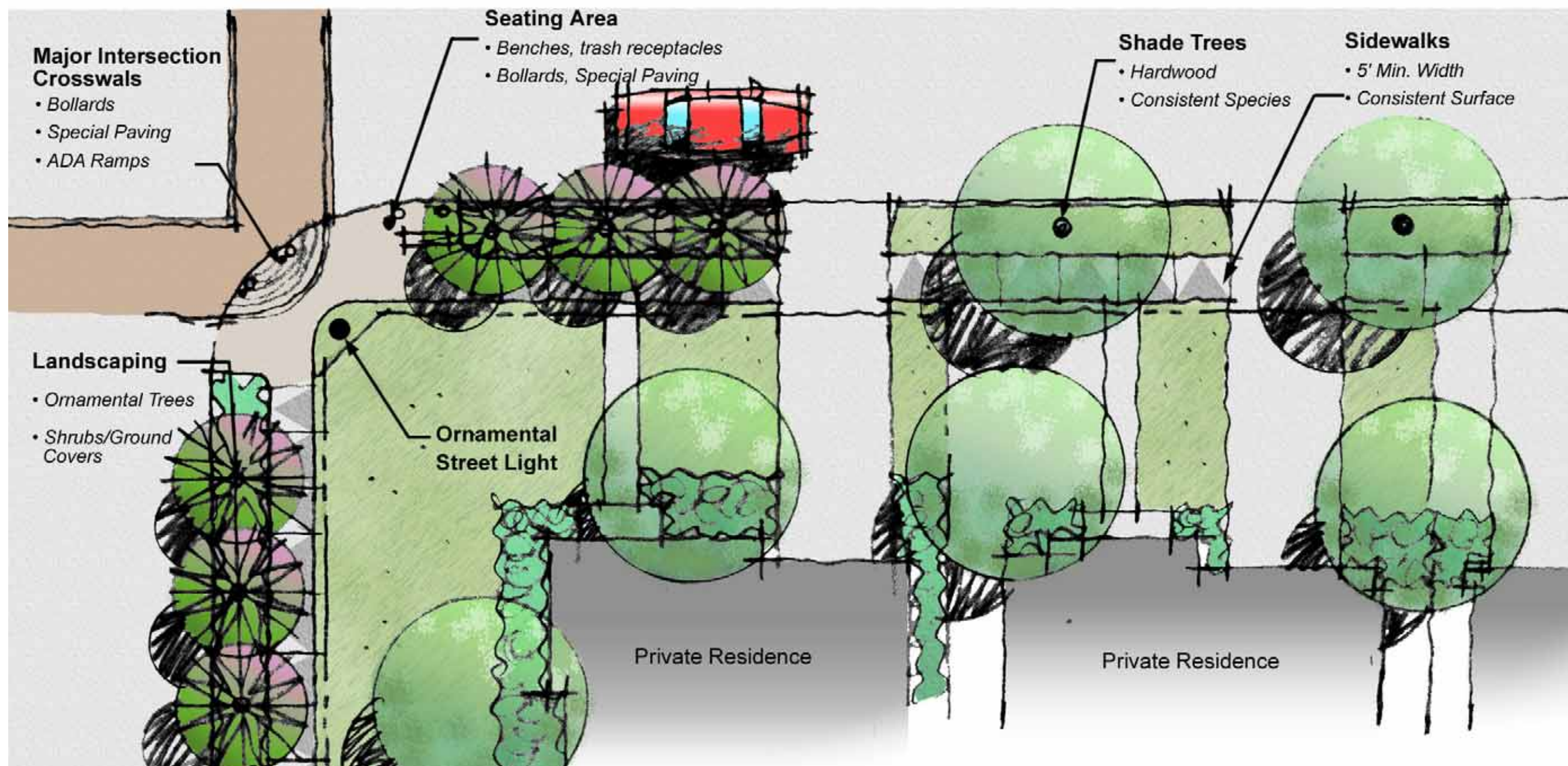
**ELGIN EXISTING CONDITIONS****BLODGETT EXISTING CONDITIONS****HOLCOMBE/OLD SPANISH TRAIL
EXISTING CONDITIONS**

No single family residential conditions exist along Holcombe/Old Spanish Trail

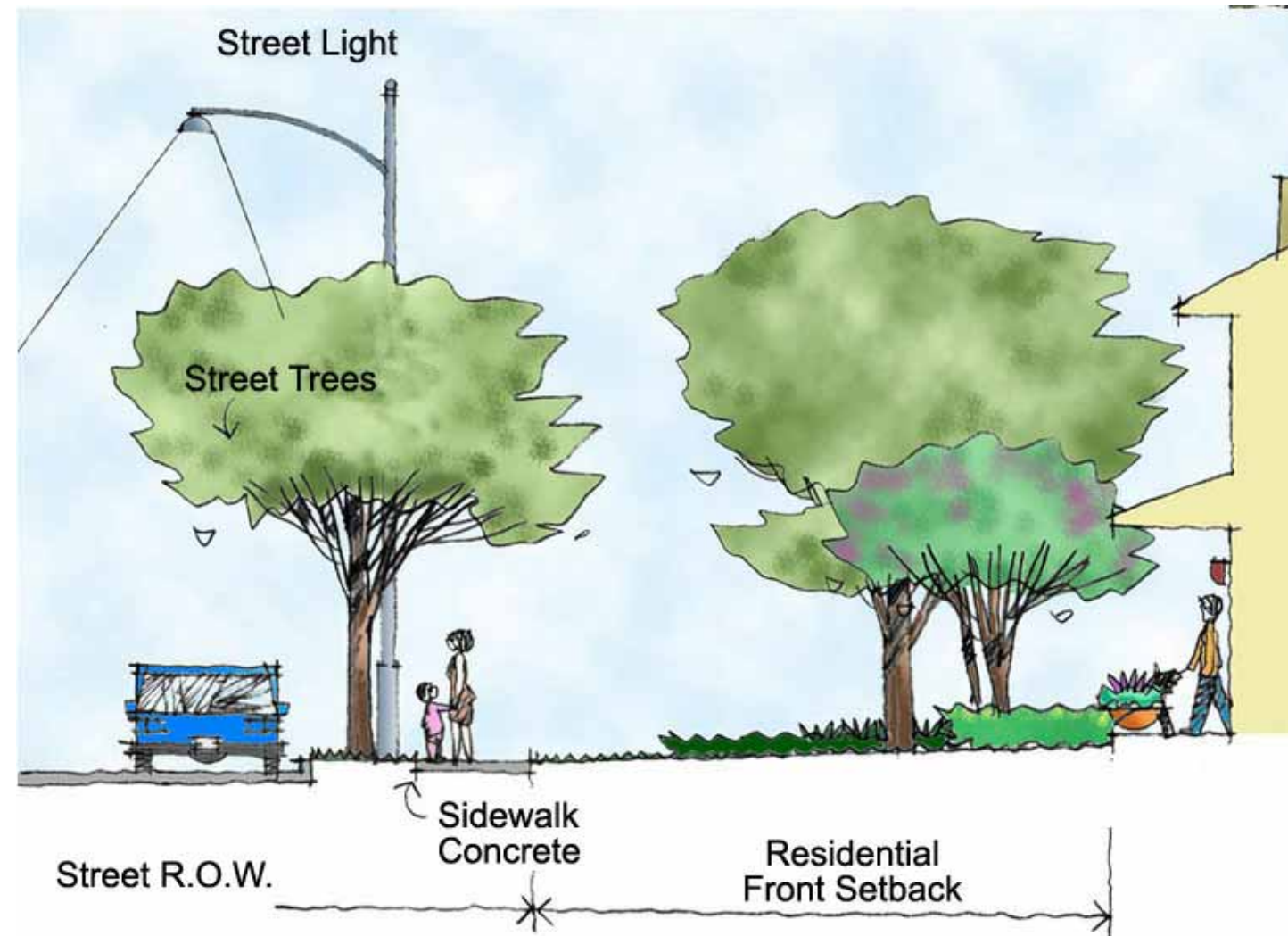


DESIGN ELEMENTS:

- I. Predominant land use is single-family residential.
- II. Five foot (5') minimum sidewalks with minimum 2'-0" wide green space at curb.
- III. Front-loaded building types encouraged to have sidewalks connecting to public sidewalk.
- IV. Hardwood shade trees of a consistent type at a minimum of 30'-0" on center.
- V. Ornamental trees at each major intersection corner in association with understory ground covers and shrubs.
- VI. Provide seating areas at each intersection corner with benches, bollards, and trash receptacles.
- VII. Provide ADA-compliant access ramps at corners with clay brick paving and accent bollards.
- VIII. Major intersections with signalization shall have special clay brick paver crosswalks.



Example a.



TYPICAL SECTION

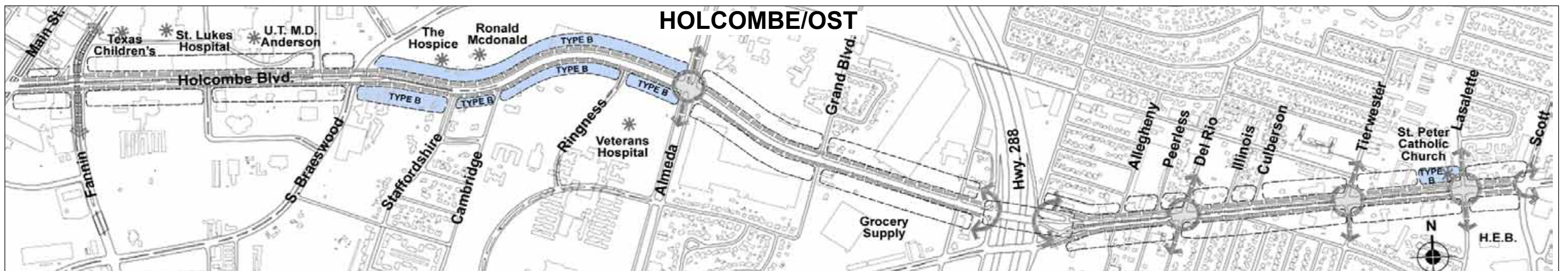
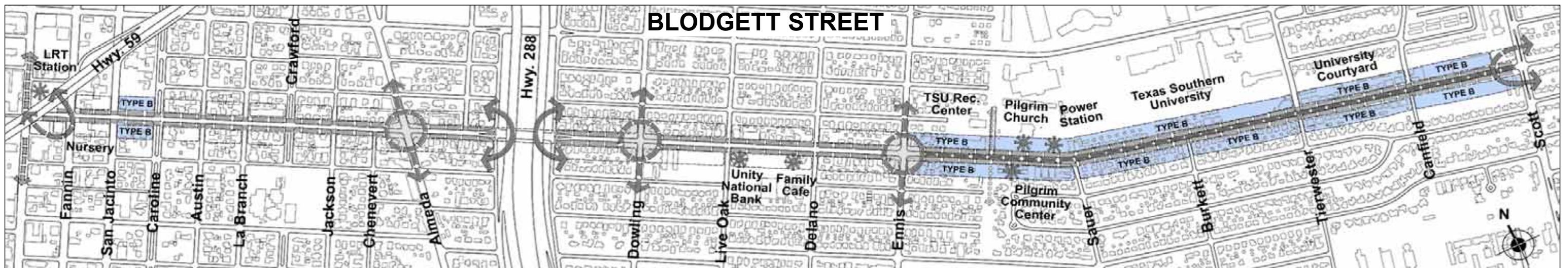
Example b.

POTENTIAL DESIGN IMAGES

**BLODGETT EXISTING CONDITIONS****5.4 TYPE B: MULTI-FAMILY AND INSTITUTIONAL STREETSCAPE EDGE****Existing Conditions:**

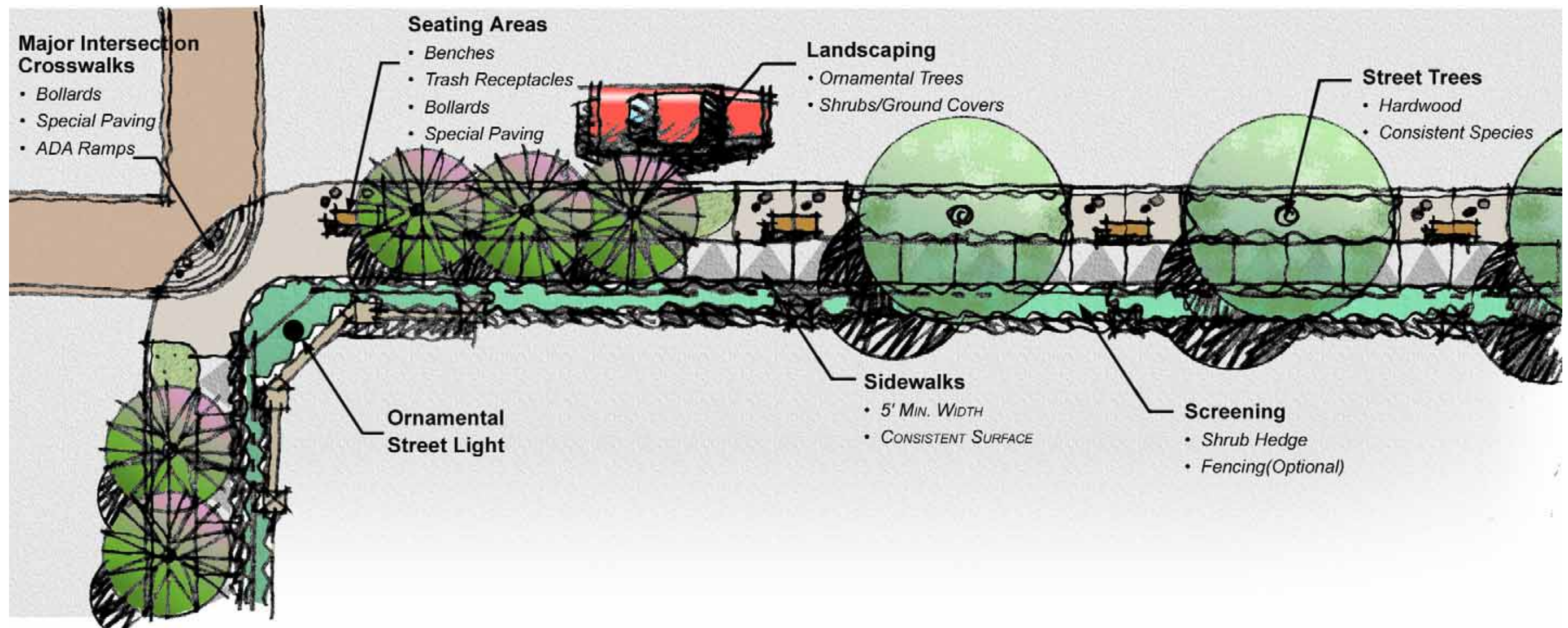
- I. Predominant land use is institutional or multi-family residential.
- II. Existing 4'-5' wide sidewalks with greenspace at curb.
- III. Buildings setback from property line.
- IV. Parking located at or near property line.

**ELGIN EXISTING CONDITIONS****HOLCOMBE/OST EXISTING CONDITIONS**

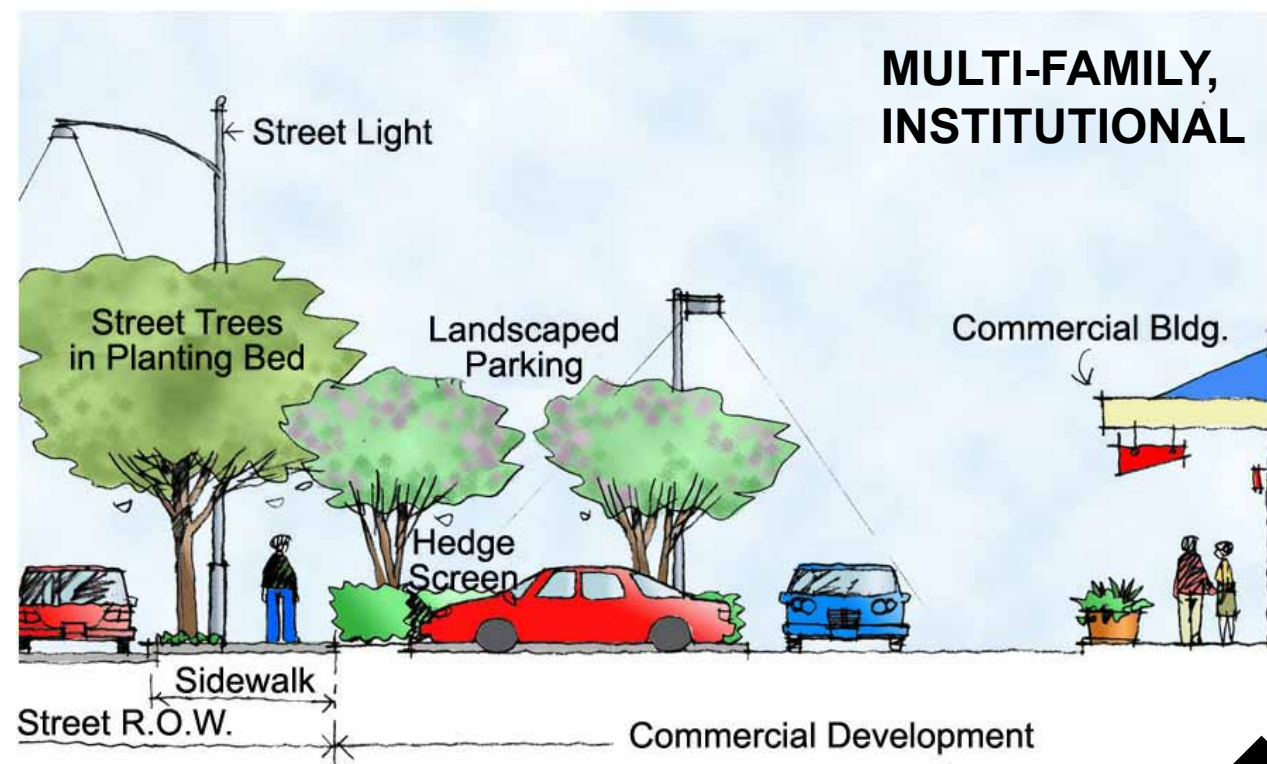
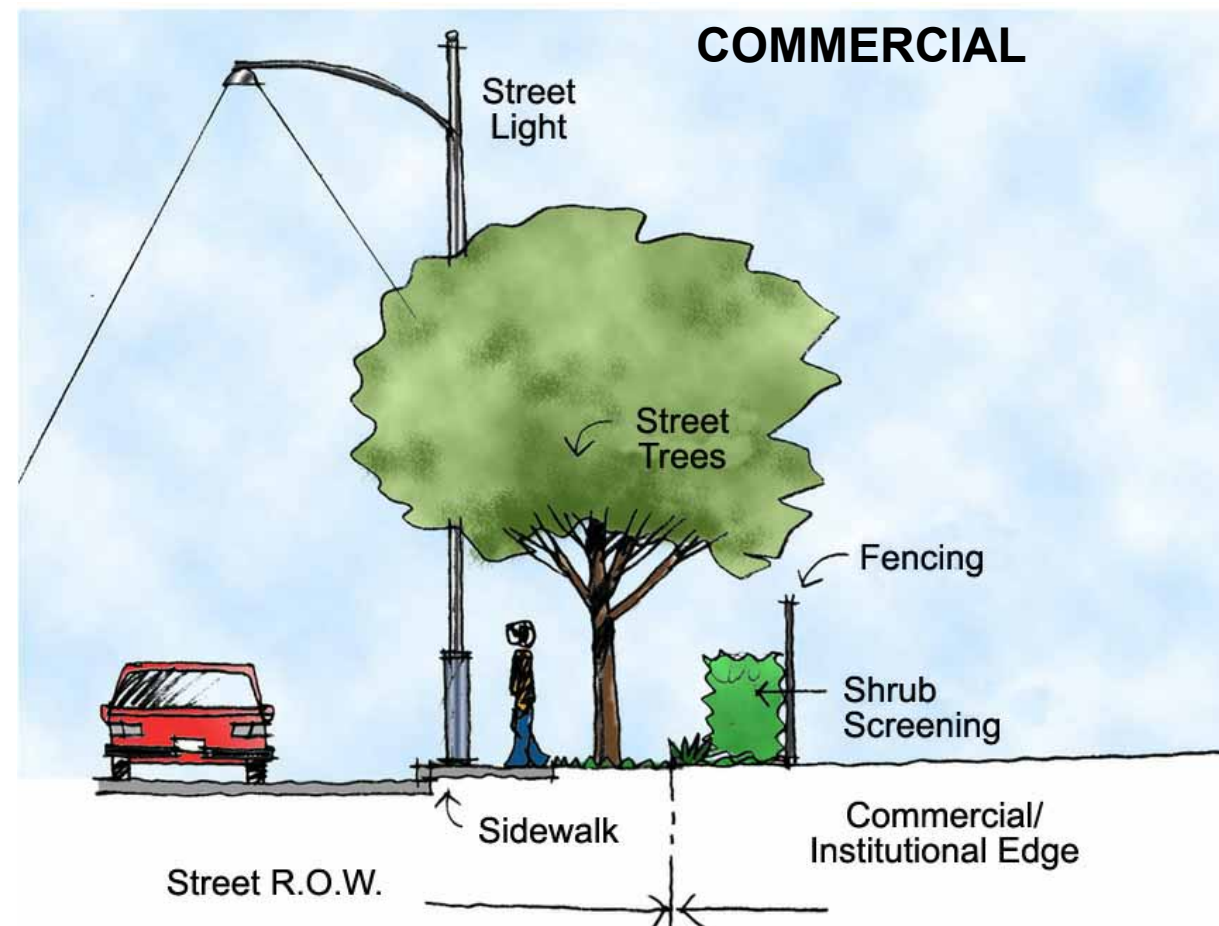


*5.4 Type B: Multi-Family And Institutional Streetscape Edge, cont'd.***DESIGN ELEMENTS:**

- I. Predominant land use is multi-family and institutional.
- II. Five foot (5') minimum sidewalks with minimum 2'-0" wide green space at curb, minimum of 6'-0" wide sidewalk at roadway curb.
- III. Provide continuous evergreen shrub hedge, 5 gallon minimum container, spaced at 3'-0" on center.
- IV. If fencing is required, fencing shall be black or other dark color. Chain link fencing should be avoided, but when used, the fencing shall be of a black, vinyl coating with solid top rail.
- V. Hardwood shade trees of a consistent type at a minimum of 30'-0" on center.
- VI. Ornamental trees at each major intersection corner in association with understory ground covers and shrubs.
- VII. Provide seating areas at regular intervals along block face with benches, bollards, and trash receptacles.



Example a.



Example b.

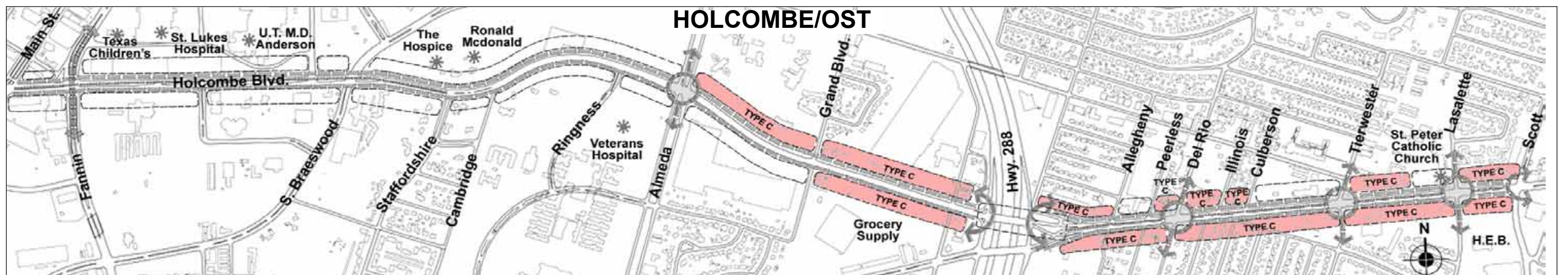
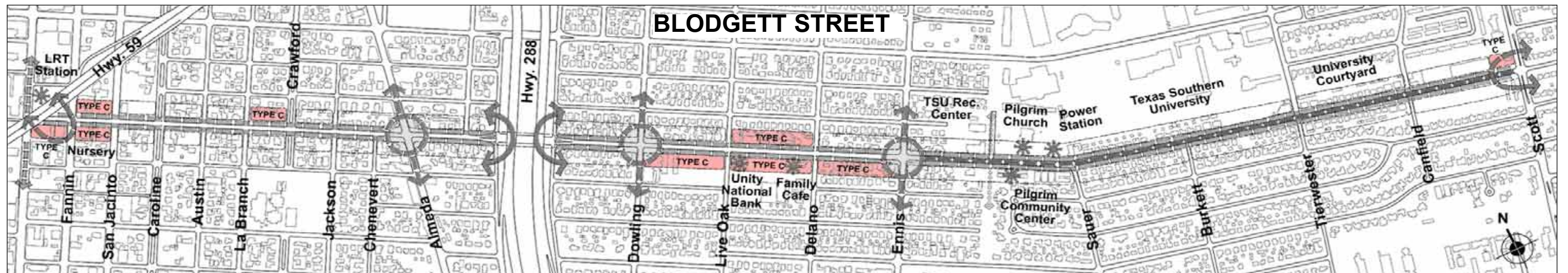
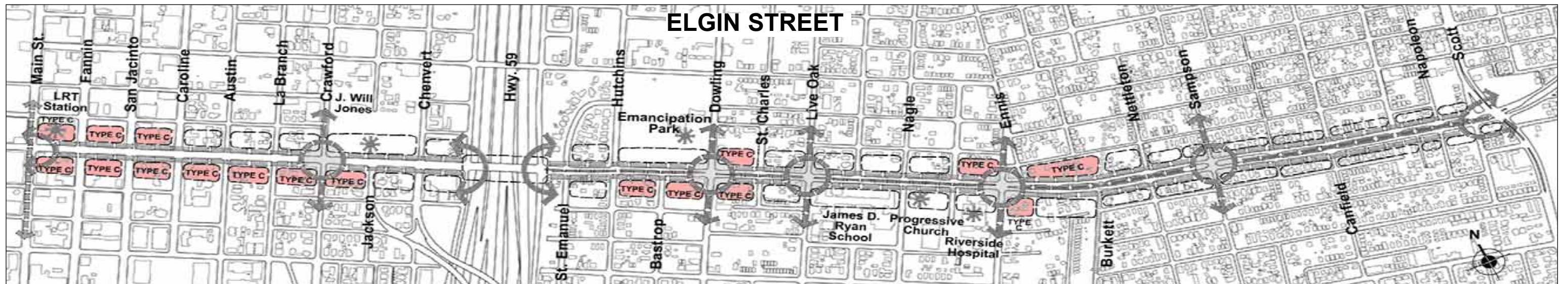


POTENTIAL DESIGN IMAGES

**BLODGETT EXISTING CONDITIONS****5.5 TYPE C: RETAIL AND COMMERCIAL STREETScape EDGE****Existing Conditions:**

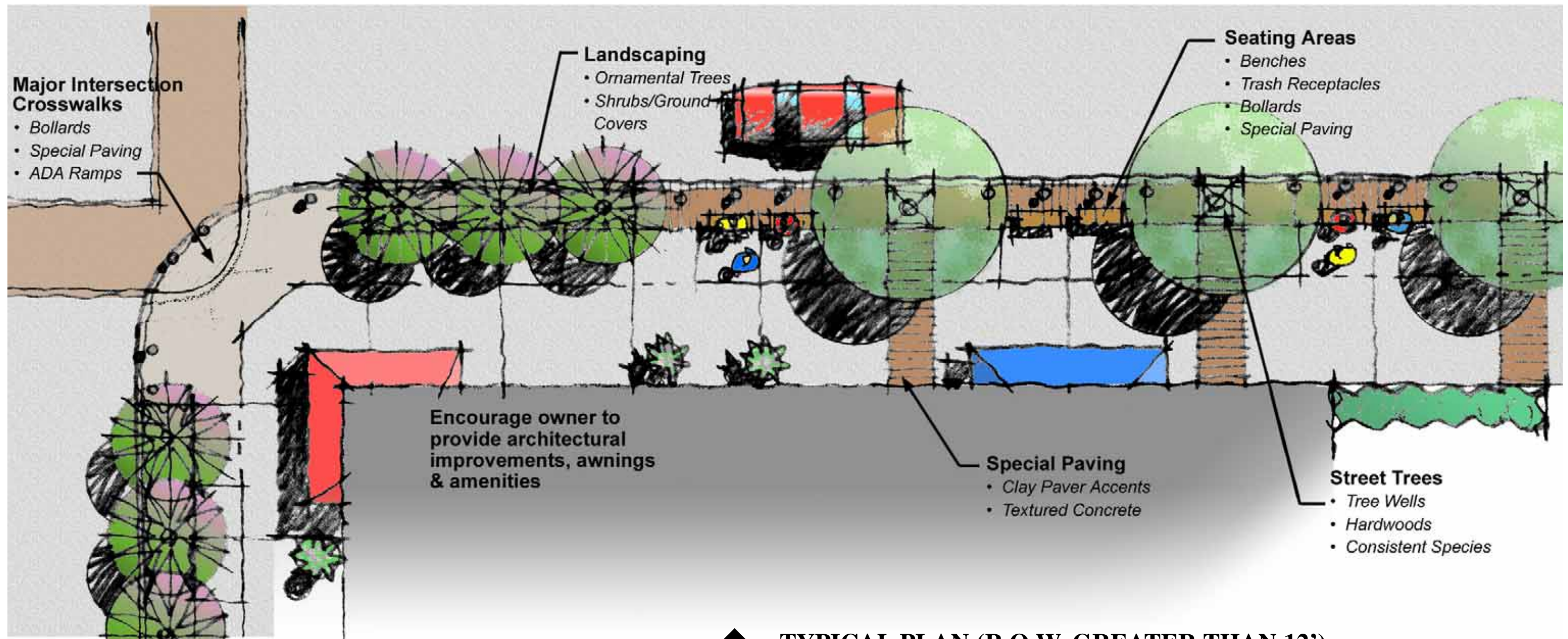
- I. Predominant land use is commercial and/or office.
- II. Paving from curb to property line.
- III. Buildings located at or near property line.
- IV. Parking to rear or side of building in lots or parking garages.
- V. Building heights to 4 story.

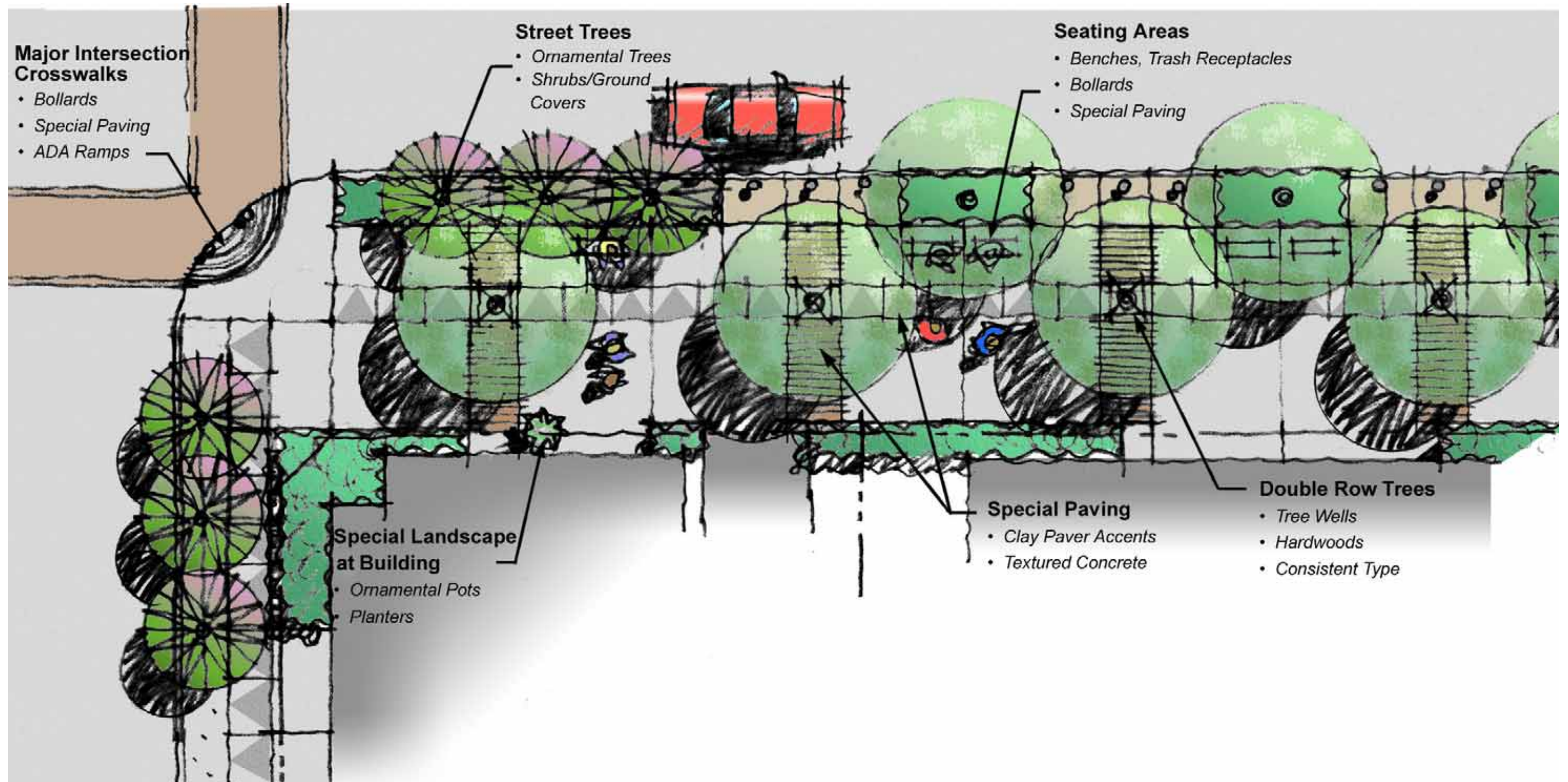
**ELGIN EXISTING CONDITIONS****HOLCOMBE/OST EXISTING CONDITIONS**

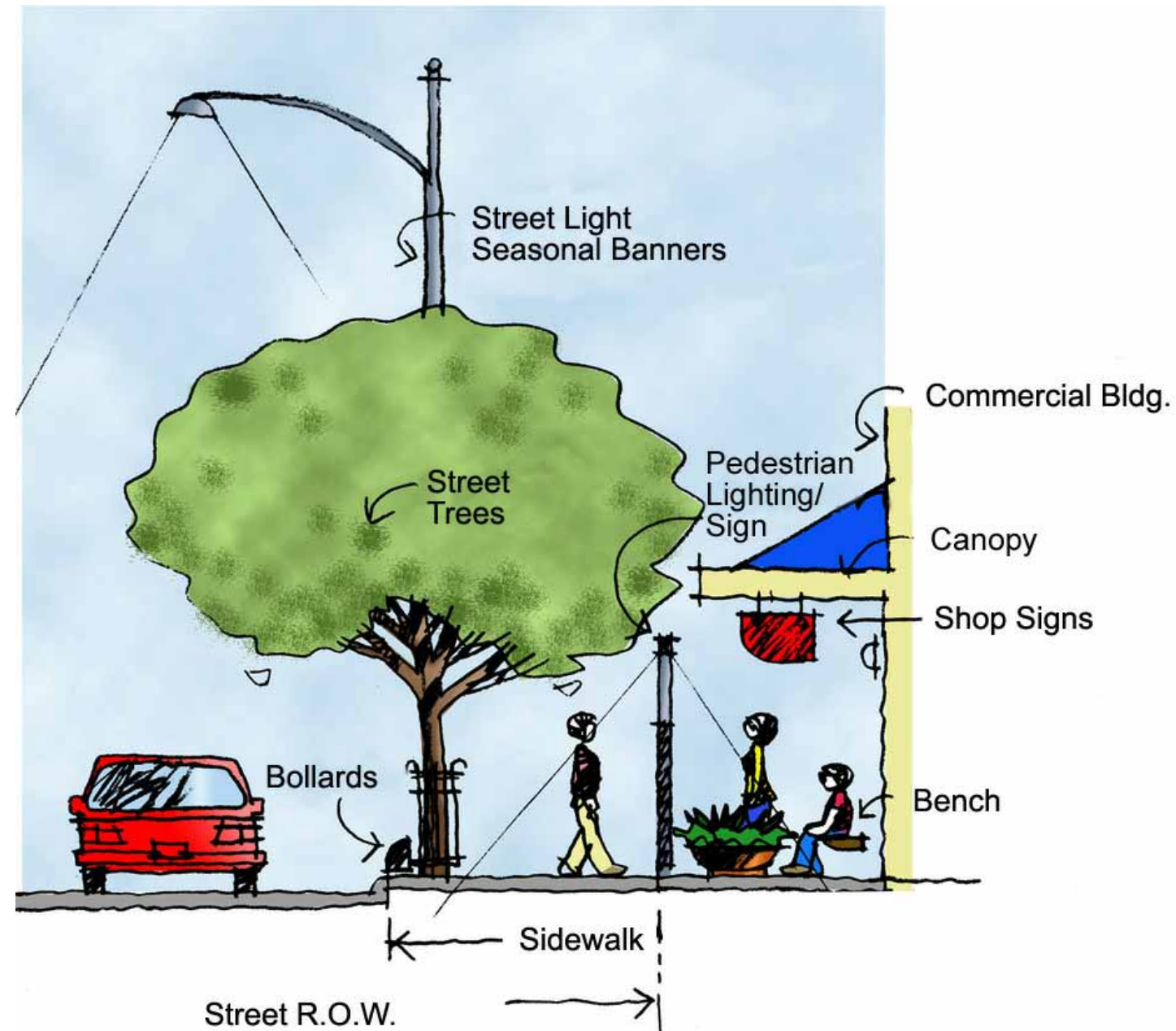


*5.5 Type C: Retail and Commercial Streetscape Edge, cont'd.***DESIGN ELEMENTS:**

- I. Predominant land use is commercial and/or office.
- II. Decorative paving from curb to property line with colored concrete and clay brick paver accents.
- III. Trees in tree wells with planters with decorative tree grates and guards.
- IV. Buildings located at or near property line are encouraged to provide awnings, signage, and other ornamental street furniture and amenities.
- V. Parking to rear or side of building to be screened from public view.
- VI. Pedestrian seating areas and other activities.
- VII. Provide ADA-compliant access ramps at corners with clay brick paving plaza and accent bollards.
- VIII. Major intersections with signalization shall have special clay brick paver crosswalks.

**TYPICAL PLAN (R.O.W. GREATER THAN 12')**





TYPICAL SECTION

Example a.



Example b.



POTENTIAL DESIGN IMAGES